



104 S Rogers Rd

104 S Rogers Rd, Irving, TX 75060



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104 S Rogers Rd

\$200,000

Well-located light-industrial/contractor facility with warehouse, paved yard, and additional storage buildings in the heart of Irving. This highly functional property offers an exceptional combination of indoor workspace and outdoor storage, making it ideal for service contractors, trades, small manufacturers, and operations requiring both enclosed and open-air areas.

The main building features a warehouse-style interior with concrete flooring, drop ceilings, and fluorescent lighting throughout. Existing heavy-duty shelving, racks, and equipment stations demonstrate the building's utility for material handling, inventory storage, and light industrial work. Wide aisles provide easy movement for carts, machinery, and tools, supporting efficient operational flow.

The site includes a large paved yard with ample space for vehicle parking, equipment staging. The expansive...

For more information visit:

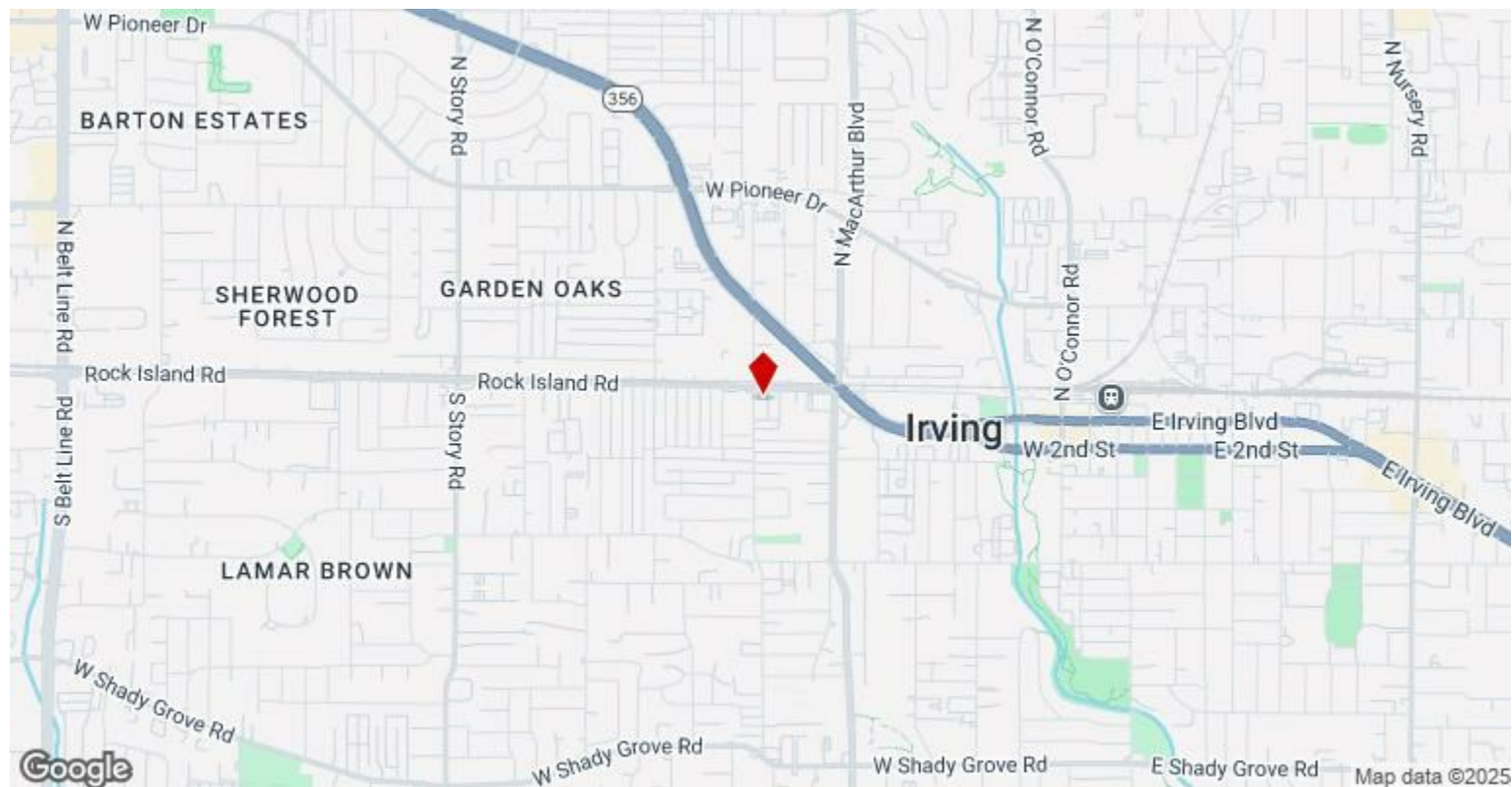
<https://www.loopnet.com/Listing/104-S-Rogers-Rd-Irving-TX/38696434/>



Price:	\$200,000
Property Type:	Flex
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.17 AC
Gross Building Area:	2,736 SF
Rentable Building Area:	1,911 SF
No. Stories:	1
Year Built:	1972
Tenancy:	Multi
Parking Ratio:	4.19/1,000 SF
Zoning Description:	CN
APN / Parcel ID:	65118176510050000

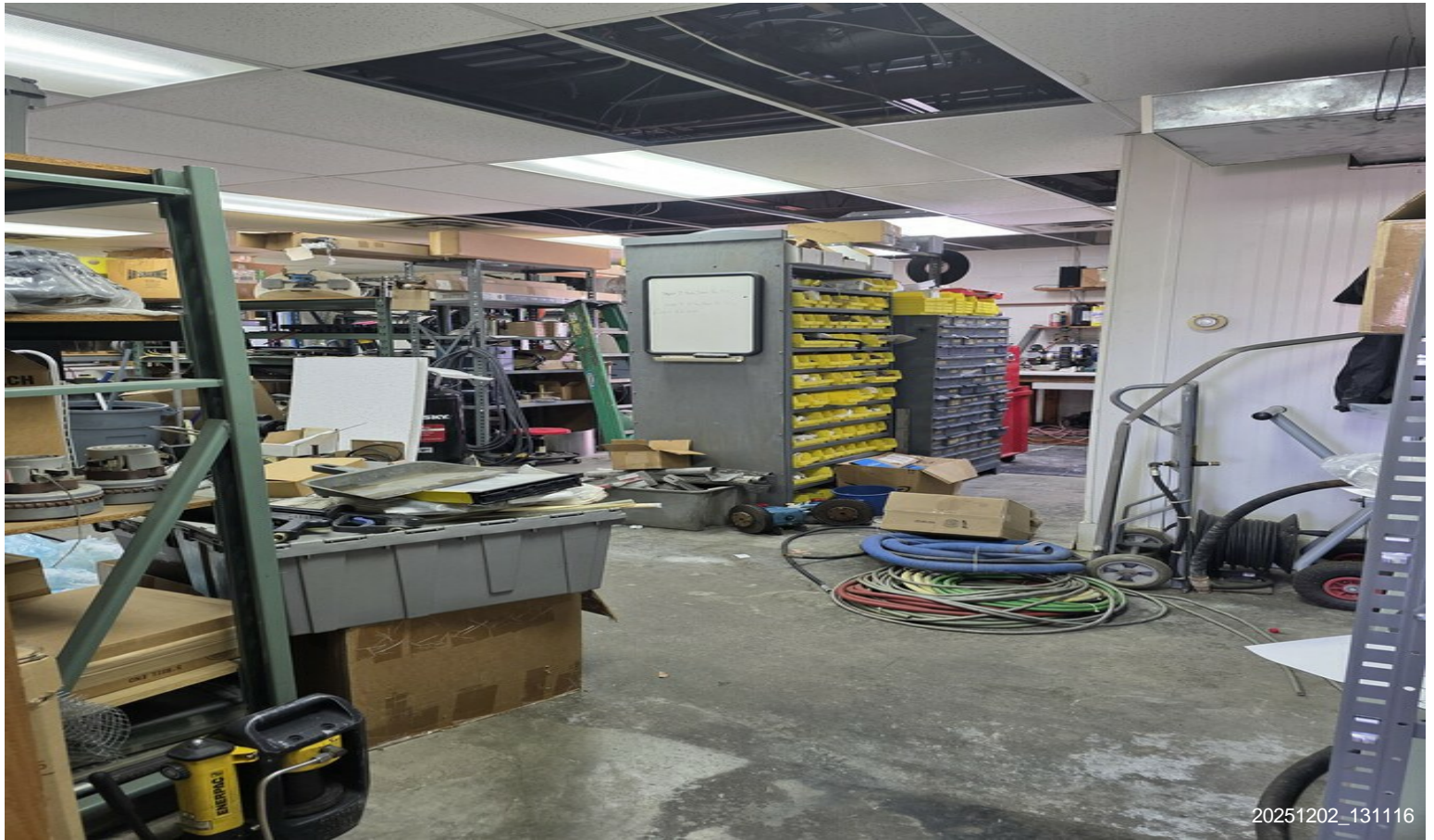
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Joans Enterprises Inc	-	
Western Fire Extinguisher	-	



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Property Photos



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Property Photos



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